

Fantasia

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**Aurabinda Basak**  
ADVOCATE B.Com, LL.B  
High Court, Calcutta

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: 98317 20593

Chamber & Residence :  
8/1F, Birpara Lane  
Kolkata - 700 030

Ref. No.....

Date. 20.8.18.....

**Non-Encumbrances Certificate**  
**And Details Report on Title**

Ref.: **ALL THAT** piece or parcel of land admeasuring an area of 619 Decimals more or less in two Mouzas, i.e. (i) land area 569 Decimals comprised in R.S. & L.R. Dag Nos. 608, 609/628, 606, 605, 604, 599/662, 574, 575, 576, 600, 597, 596, 593, 595, 594 & 592 all under L.R. Khatian Nos. 665, 666, 975, 276, 734, lying at Mouza- **ALGARIA**, J.L. No. 5, R.S. No. 79, Touzi No. 146, within the limits of Paschim Khilkapur Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas and (ii) land area 50 Decimals comprised in R.S. & L.R. Dag Nos. 713 & 715, both under L.R. Khatian No. 2148, lying at Mouza- **MAYNAGADI**, J.L. No. 6, R.S. No. 196, Touzi No. 146, within the limits of Paschim Khilkapur Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas

**Present owner of the said land : -**

- (1) **Smt. Shefali Ghosh**, Wife of Shri Gobinda Chandra Ghosh
- (2) **Gobinda Chandra Ghosh**  
Son of Shri Gandhi Lal Ghosh,
- (3) **Amit Ghosh**, Son of Gobinda Chandra Ghosh  
All residing at 455, P.K. Guha Road,  
P.S. Dum Dum, District North 24 Parganas,  
Kolkata- 700028
- (4) **Rainbow Aqua Park Private Limited**  
Having its office at 455, P.K. Guha Road,  
P.S. Dum Dum, District North 24 Parganas,  
Kolkata- 700028,  
Represented by its Director Smt. Shefali Ghosh  
Wife of Shri Gobinda Ghosh
- (5) **Rainbow Aqua Park Private Limited**  
Having its office at 455, P.K. Guha Road,  
P.S. Dum Dum, District North 24 Parganas,  
Kolkata- 700028 Represented by its Director Shri Amit Ghosh  
son of Shri Gobinda Ghosh, both resident of 455, P.K. Guha Road,  
P.S. Dum Dum, District North 24 Parganas,  
Kolkata- 700028
- (6) **Magnolia Infrastructure Development Ltd.,**  
having its office at 93, Dr. Suresh Chandra Banerjee Road, P.O. & P.S. Beliaghata,  
Kolkata- 700010, represented by its Director Shri Vivek Poddar son of Shri Milan Poddar  
Resident of BE-111, Salt Lake, Kolkata- 700064

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I have caused necessary searches in the record of A.D.S.R. office Kadambagachi, from the year 2002 to 2018; D.S. R. III Office North 24 Parganas Barasat from the year 2002 to 2018 and Additional Registrar of Assurances (A.R.A.)-II Kolkata- from the year 2003 to 2015; A.R.A.-IV from the year 2015 to 2018 and have inspected the settlement records, BL & LRO mutation and all other relevant documents in respect of the said land.

My report is as follows :-

WHEREAS :-

A) The owner No. 1 herein **Smt. Shefali Ghosh** is the owner and possessor of two plots of land admeasuring 17.53 Decimals comprised in R.S. & L.R. Dag No. 608 & 609/628, under L.R. Khatian No. 129, lying at Mouza- **ALGARIA**, J.L. No. 5, R.S. No. 79, Touzi No. 146, within the limits of Paschim Khilkapur Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas by virtue of purchase from Mst. Monowara Begum wife of Abdul Halim resident of Khandasarkara, P.S. Amdanga, District North 24 parganas and three others, by a registered Deed of Conveyance registered at the office of the Additional District Sub-Registrar D.S.R.-II North 24 Parganas Barasat and recorded in Book No. I, Being No. 8827 in the year 2002 against valuable consideration mentioned thereon. After purchased the said **Smt. Shefali Ghosh** duly recorded her name to the BL & LR office at the time of L.R. Settlement Operation being **L.R. Khatian No. 665** as absolute owner and possessor thereof.

B) The owner No. 2 herein **Gobinda Chandra Ghosh** is the owner and possessor of four plots of land admeasuring 60.64 Decimals i.e. (i) land area 27.89 Decimals comprised in R.S. & L.R. Dag Nos. 608, 609/628, under L.R. Khatian No. 129 and (ii) land area 32.75 Decimals comprised in R.S. & L.R. Dag No. 606 & 573 under L.R. Khatian No. 70, both lying at Mouza- **ALGARIA**, J.L. No. 5, R.S. No. 79, Touzi No. 146, within the limits of Paschim Khilkapur Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas by virtue of purchase from Md. Nazrul Islam Gazi son of Late Hazi Enchan Ali Gazi, resident of Algaria, P.O. Nawpara, P.S. Barasat, District North 24 Parganas and five others, by a registered Deed of Conveyance registered at the office of the Additional District Sub-Registrar D.S.R.-II North 24 Parganas Barasat and recorded in Book No. I, Being No. 8828 in the year 2002 against valuable consideration mentioned thereon. After purchased the said **Gobinda Chandra Ghosh** duly recorded his name to the BL & LR office at the time of L.R. Settlement Operation being **L.R. Khatian No. 1033** as absolute owner and possessor thereof.

C) The owner No. 2 herein **Gobinda Chandra Ghosh** is also the owner and possessor of five plots of land admeasuring 27.50 Decimals comprised in R.S. & L.R. Dag Nos. 574, 575, 576, 606, 604, all under L.R. Khatian No. 276 lying at Mouza- **ALGARIA**, J.L. No. 5, R.S. No. 79, Touzi No. 146, within the limits of Paschim Khilkapur Gram Panchayet, within the jurisdiction of

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Barasat Police Station, in the District of North 24 Parganas by virtue of purchase from Shri Dharendra Mohan Ojha son of late Surendra Mohan Ojha resident of Algaria Govt. Colony, P.O. Nawpara, P.S. Barasat, District North 24 Parganas by a registered Deed of Conveyance registered at the office of the Additional District Sub-Registrar D.S.R.-III North 24 Parganas Barasat and recorded in Book No. I, Being No. 7694 in the year 2017 against valuable consideration mentioned thereon. After purchased the said **Gobinda Chandra Ghosh** duly recorded his name to the BL & LR office at the time of L.R. Settlement Operation being L.R. Khatian No. 1033 as absolute owner and possessor thereof.

D) The owner No. 3 herein **Amit Ghosh** is the owner and possessor of two plots of land admeasuring 2.50 Decimals comprised in R.S. & L.R. Dag Nos. 604 & 599/662 both under L.R. Khatian Nos. 13 & 734 lying at Mouza- **ALGARIA**, J.L. No. 5, R.S. No. 79, Touzi No. 146, within the limits of Paschim Khilkapur Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas by virtue of purchase from Shri Subhas Chandra Mondal son of late Sujresh Ch. Mondal resident of Algaria Govt. Colony, P.O. Nawpara, P.S. Barasat, District North 24 Parganas by a registered Deed of Conveyance registered at the office of the Additional District Sub-Registrar D.S.R.-III North 24 Parganas Barasat and recorded in Book No. I, Being No. 6733 in the year 2017 against valuable consideration mentioned thereon. After purchased the said **Amit Ghosh** duly recorded his name to the BL & LR office at the time of L.R. Settlement Operation as absolute owner and possessor thereof.

E) The owner No. 4 herein **Rainbow Aqua Park Private Limited** is the owner and possessor of twelve plots of land admeasuring an area of 395 Decimals in two Mouzas i.e. land area 345 decimals comprised in R.S. & L.R. Dag No. 600, 593, 594, 595, 597, 592, 596 all under L.R. Khatian No. 102, 889/2, 311, 351, lying at Mouza- **ALGARIA**, J.L. No. 5, R.S. No. 79, Touzi No. 146, within the limits of Paschim Khilkapur Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas and (ii) land area 20 Decimals comprised R.S. & L.R. Dag No. 715 & 713 both under L.R. Khatian No. 900, 559, 682, lying at **MAYNAGADI**, J.L. No. 6, R.S. No. 196, Touzi No. 146, within the limits of Paschim Khilkapur Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas by virtue of purchase from Shyamal Saha son of Haripada Saha resident of Barasat, District North 24 Parganas by a registered Deed of Conveyance registered at the office of the Additional District Sub-Registrar D.S.R.-II North 24 Parganas Barasat and recorded in Book No. I, Being No. 3696 in the year 2009 against valuable consideration mentioned thereon. After purchased the said Company duly recorded its name to the BL & LR office at the time of L.R. Settlement Operation being L.R. Khatian No. 975 for Algaria Mouza & L.R. Khatian No. 2148 for Maynagadi Mouza as absolute owner and possessor thereof.

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F) The owner No. 4 herein **Rainbow Aqua Park Private Limited** is the owner and possessor of a plot of land measuring 16 Decimals comprised in R.S. & L.R. Dag No. 604 under L.R. Khatian No. 276, lying at Mouza- **ALGARIA**, J.L. No. 5, R.S. No. 79, Touzi No. 146, within the limits of Paschim Khilkapur Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas by virtue of purchase from Shri Dharendra Mohan Ojha son of Surendra Mohan Ojha resident of Algaria, P.O. Nawpara, P.S. Barasat, District North 24 Parganas by a registered Deed of Conveyance registered at the office of the Additional District Sub-Registrar D.S.R.-III North 24 Parganas Barasat and recorded in Book No. I, **Being No. 5392** in the year 2014 against valuable consideration mentioned thereon. After purchased the said Company duly recorded its name to the BL & LR office at the time of L.R. Settlement Operation being **L.R. Khatian No. 975** as absolute owner and possessor thereof.

G) The owner No. 5 herein **Rainbow Aqua Park Private Limited** is the owner and possessor of a plot of land measuring 20 Decimals comprised in R.S. & L.R. Dag No. 606 under L.R. Khatian No. 276, lying at Mouza- **ALGARIA**, J.L. No. 5, R.S. No. 79, Touzi No. 146, within the limits of Paschim Khilkapur Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas by virtue of purchase from Shri Dharendra Mohan Ojha son of Surendra Mohan Ojha resident of Algaria, P.O. Nawpara, P.S. Barasat, District North 24 Parganas by a registered Deed of Conveyance registered at the office of the Additional District Sub-Registrar D.S.R.-III North 24 Parganas Barasat and recorded in Book No. I, **Being No. 5393** in the year 2014 against valuable consideration mentioned thereon. After purchased the said Company duly recorded its name to the BL & LR office at the time of L.R. Settlement Operation being **L.R. Khatian No. 975** as absolute owner and possessor thereof.

H) The owner No. 5 herein **Rainbow Aqua Park Private Limited** is the owner and possessor of a plot of land measuring 23.5 Decimals comprised in R.S. & L.R. Dag No. 606 under L.R. Khatian No. 757, lying at Mouza- **ALGARIA**, J.L. No. 5, R.S. No. 79, Touzi No. 146, within the limits of Paschim Khilkapur Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas by virtue of purchase from Anjan Ojha son of Surendra Mohan Ojha resident of Algaria, P.O. Nawpara, P.S. Barasat, Kol-125, District North 24 Parganas by a registered Deed of Conveyance registered at the office of the Additional District Sub-Registrar D.S.R.-III North 24 Parganas Barasat and recorded in Book No. I, **Being No. 5394** in the year 2014 against valuable consideration mentioned thereon. After purchased the said Company duly recorded its name to the BL & LR office at the time of L.R. Settlement Operation being **L.R. Khatian No. 975** as absolute owner and possessor thereof.

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I) The owner No. 5 herein **Rainbow Aqua Park Private Limited** is the owner and possessor of a plot of land measuring 43.5 Decimals comprised in R.S. & L.R. Dag No. 605 under L.R. Khatian No. 276, lying at Mouza- **ALGARIA**, J.L. No. 5, R.S. No. 79, Touzi No. 146, within the limits of Paschim Khilkapur Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas by virtue of purchase from Shri Dharendra Mohan Ojha son of Surendra Mohan Ojha resident of Algaria, P.O. Nawpara, P.S. Barasat, District North 24 Parganas by a registered Deed of Conveyance registered at the office of the Additional District Sub-Registrar D.S.R.-III North 24 Parganas Barasat and recorded in Book No. I, Being No. 5396 in the year 2014 against valuable consideration mentioned thereon. After purchased the said Company duly recorded its name to the BL & LR office at the time of L.R. Settlement Operation being **L.R. Khatian No. 975** as absolute owner and possessor thereof.

J) With a view to develop the said land by raising construction of a multi storied building on the said land measuring an area of 595.5 Decimals in said two Mouzas, the said (i) **Smt. Shefali Ghosh** (ii) **Gobinda Chandra Ghosh** (iii) **Amit Ghosh** and (iv) **Rainbow Aqua Park Private Limited** (the present owner Nos. 1 to 4 herein) entered into 'Joint Development Agreement with **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, having its office at 93, Dr. Suresh Chandra Banerjee Road, P.S. Beliaghata, Kolkata- 700010, which registered at the office of the Addl. District Sub-Registrar Kadambagachi, North 24 Parganas and recorded in Book No. I, Volume No. 1519-2017, Pages 38950 to 39010, Being No. 1151901667 in the year 2017 which includes Power of Attorney to said **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED** for such development and right to sell the developer's allocation.

K) The owner No. 6 herein **Magnolia Infrastructure Development Ltd.**, is the owner and possessor of a plot of land measuring 14.10 Decimals comprised in R.S. & L.R. Dag No. 606 under L.R. Khatian No. 77, lying at Mouza- **ALGARIA**, J.L. No. 5, R.S. No. 79, Touzi No. 146, within the limits of Paschim Khilkapur Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas by virtue of purchase from Abusum Mondal son of Late Hazi Amir Ali Mondal resident of Algaria, Nawpara, P.O. Nawpara, P.S. Barasat, District North 24 Parganas and two others, by a registered Deed of Conveyance registered at the office of the Additional District Sub-Registrar D.S.R.-III North 24 Parganas Barasat and recorded in Book No. I, Being No. 6452 in the year 2017 against valuable consideration mentioned thereon. After purchased the said Company duly recorded its name to the BL & LR office at the time of L.R. Settlement Operation being **L.R. Khatian No. 1022** as absolute owner and possessor thereof

L) The owner No. 6 herein **Magnolia Infrastructure Development Ltd.**, is also the owner and possessor of a plot of land measuring 09.40 Decimals comprised in R.S. & L.R. Dag No. 606 under L.R. Khatian No. 77, lying at Mouza- **ALGARIA**, J.L. No. 5, R.S. No. 79, Touzi No. 146, within the limits of Paschim Khilkapur Gram Panchayet, within the jurisdiction of Barasat Police

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Chamber & Residence :  
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Station, in the District of North 24 Parganas by virtue of purchase from Ibrahim Mondal son of Late Hazi Amir Ali Mondal resident of Algaria, Nawpara, P.O. Nawpara, P.S. Barasat, District North 24 Parganas and two others, by a registered Deed of Conveyance registered at the office of the Additional District Sub-Registrar D.S.R.-III North 24 Parganas Barasat and recorded in Book No. I, Being No. 6453 in the year 2017 against valuable consideration mentioned thereon. After purchased the said Company duly recorded its name to the BL & LR office at the time of L.R. Settlement Operation being L.R. Khatian No. 1022 as absolute owner and possessor thereof.

I hereby certify that the above mentioned landed property presently owned by the present owners (i) Smt. Shefali Ghosh (ii) Gobinda Chandra Ghosh (iii) Amit Ghosh and (iv) Rainbow Aqua Park Private Limited and (v) Magnolia Infrastructure Development Ltd is attachments of any kind whatsoever and the said land has an absolute clear, free and marketable title.

I also hereby certify that the above mentioned property is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act. 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.

*The receipts for the relevant searches are enclosed herewith.*

*AB Basak*  
**Aurabinda Basak**  
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